

DEBTOR EASY STREET MEZZANINE
CASE NO. 09-29908

MONTHLY OPERATING REPORT
CHAPTER 11

Form 2-A
CASH RECEIPTS AND DISBURSEMENTS STATEMENT

For Period June 1 to June 30, 2010

Accounting Method Accrual Basis Cash Basis

THIS REPORT IS DUE 15 DAYS AFTER THE END OF THE MONTH

Mark On Box Each Required Document Debtor must attach each of the following reports/documents unless the U.S. Trustee has waived the requirement in writing. File the original with the Clerk of Court. Supply a duplicate, with original signature, to the U.S. Trustee

Report /Document	Previously Waived	Waived	REQUIRED REPORTS / DOCUMENTS
	X		1. Cash Receipts and Disbursement Schedule (Form 2-B)
	X		2. Balance Sheet (Form 2-C)
	X		3. Profit and Loss Statement (Form 2-D)
	X		4. Supporting Schedules (Form 2-E)
	X		5. Quarterly Fee Summary (Form 2-F)
	X		6. Narrative (Form 2-G)
	X		7. Bank Statements for All Bank Accounts
	X		8. Bank Statement Reconciliations for all Bank Accounts

I declare under the penalty of perjury that the following Monthly Operating Report, and any attachments thereto are true, accurate, and correct to the best of my knowledge and belief.

Executed on July 15, 2010 Print Name Anthony S.
Signature [Signature]
Title Manager

DEBTOR EASY STREET MEZZANINE

CASE NO.

09-29908

**Form 2-B
CASH RECEIPTS AND DISBURSEMENTS STATEMENT**

For Period June 1 to June 30, 2010

June 1 to June 30, 2010

CASH FLOW SUMMARY

**CURRENT
MONTH**

ACCUMULATED

1. Beginning Cash Balance

\$ - 1 \$ - 1

2. Cash Receipts

Operations	\$ -	\$ -
Sales of Assets	\$ -	\$ -
Loans / Advances	\$ -	\$ -
Other	\$ -	\$ -

Total Cash Receipts \$ - \$ -

3. Cash Disbursements

Operations	\$ -	\$ -
Debt Service/Secured Loan Payment	\$ -	\$ -
Professional Fees/US Trustee Fees	\$ -	\$ -
Other	\$ -	\$ -

Total Cash Disbursements \$ - \$ -

**4. Net Cash Flow (Total Cash Receipts
less Total Cash Disbursements)**

\$ - \$ -

5. End Cash Balance (to Form 2-C)

\$ - 2 \$ - 2

CASH BALANCE SUMMARY

**Financial
Institution**

**Book
Balance**

Petty Cash	\$ -
DIP Operating Account	\$ -
DIP State Tax Account	\$ -
DIP Payroll Account	\$ -
Other Operating Account	\$ -
Other Interest Bearing Account	\$ -
TOTAL	\$ - 3

(must agree with Ending Cash Balance above)

DEBTOR EASY STREET MEZZANINE

CASE NO.

09-29908

Form 2-B
CASH RECEIPTS AND DISBURSEMENTS STATEMENT
For Period June 1 to June 30, 2010

CASH DISBURSEMENTS DETAIL

Account No.

Date	Payer	Description	Amount
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Total Cash Disbursements 1

(1) Total for all accounts should agree with the total cash disbursements listed on Form 2-B, page 1

DEBTOR
EASY STREET MEZZANINE

CASE NO. 09-29908

**Form 2-C
COMPARATIVE BALANCE SHEET
For Period Ending June 30, 2010**

	CURRENT MONTH	ACCUMULATED
For Period June 1 to June 30, 2010		
ASSETS		
Current Assets		
Cash (from From 2-B, Line 5)	\$ -	\$ -
Accounts Receivable (from From 2-E)	\$ -	\$ -
Receivable from Officers, Employees, Affiliates	\$ -	\$ -
Inventory	\$ -	\$ -
Other Current Assets		
Total Current Assets	\$ -	\$ -
Fixed Assets		
Land	\$ -	\$ -
Building	\$ -	\$ -
Equipment, Furniture & Fixtures	\$ -	\$ -
Total Fixed Assets	\$ -	\$ -
Less: Accumulated Depreciation		
Net Fixed Assets	\$ -	\$ -
Other Fixed Assets	\$ 13,766,368.00	\$ 13,766,368.00
TOTAL ASSETS	\$ 13,766,368.00	\$ 13,766,368.00
LIABILITIES		
Post Petition Accounts Payables (Form 2-E)	\$ -	\$ -
Post Petition Accrued Professional Fees(From 2-E)	\$ -	\$ -
Post Petition Taxes Payable (Form 2-E)	\$ -	\$ -
Post Petition Notes Payable	\$ -	\$ -
Other Post Petition Payables	\$ -	\$ -
Total Post Petition Liabilities	\$ -	\$ -
Pre Petition Liabilities		
Secured Debt	\$ 12,379,795.00	\$ 12,379,795.00
Priority Debt	\$ -	\$ -
Unsecured Debt	\$ 59,197.00	\$ 59,197.00
Total Pre Petition Debt	\$ 12,438,992.00	\$ 12,438,992.00
TOTAL LIABILITIES	\$ 12,438,992.00	\$ 12,438,992.00
OWNER EQUITY		
Owner/Stockholder Equity	\$ 1,327,376.00	\$ 1,327,376.00
Retained Earnings - Prepetition	\$ -	\$ -
Retained Earnings - Post Petition	\$ -	\$ -
TOTAL OWNERS EQUITY	\$ 1,327,376.00	\$ 1,327,376.00
TOTAL LIABILITIES & OWNER EQUITY	\$ 13,766,368.00	\$ 13,766,368.00

D EASY STREET MEZZANINE

CASE NO.

09-29908

**Form 2-D
PROFIT AND LOSS STATEMENT
For Period June 1 to June 30, 2010**

	CURRENT MONTH	ACCUMULATED
For Period June 1 to June 30, 2010		
Gross Operating Revenues	\$ -	\$ -
Less: Discounts, Returns, Allowances	\$ -	\$ -
Net Operating Revenue	\$ -	\$ -
Cost of Goods Sold	\$ -	\$ -
Gross Profits	\$ -	\$ -
Operating Expenses		
Officer Compensation	\$ -	\$ -
Selling, General & Administrative	\$ -	\$ -
Rents & Leases	\$ -	\$ -
Depreciation, Depletion, & Amortization	\$ -	\$ -
Others	\$ -	\$ -
Total Operating Expenses	\$ -	\$ -
Operating Income (Loss)	\$ -	\$ -
Non Operating Income and Expenses		
Other Non Operating Expenses	\$ -	\$ -
Gains (Losses) on Sale of Assets	\$ -	\$ -
Interest Income	\$ -	\$ -
Interest Expense	\$ -	\$ -
Owner Rental Commissions	\$ -	\$ -
Net Non Operating Income or (Expenses)	\$ -	\$ -
Reorganization Expenses		
Legal & Professional Expenses	\$ -	\$ -
Other Reorganizational Expenses	\$ -	\$ -
Total Reorganizational Expenses	\$ -	\$ -
Net Income (loss) Before Income Taxes	\$ -	\$ -
Federal & State Income Tax Expense (Benefit)	\$ -	\$ -
NET INCOME (LOSS)	\$ -	\$ -

DEBTOR
EASY STREET MEZZANINE

CASE NO. 09-29908

**Form 2-E
SUPPORTING SCHEDULES
For Period June 1 to June 30, 2010**

POST PETITION TAXES PAYABLE SCHEDULE

For Period June 1 to June 30, 2010

	Beginning Balance	Amount Accrued	Amount Paid	Date Paid	Check Number	Ending Balance
Income Tax Withheld						
Federal						
State						
FICA Tax Withheld						
Employees Fica Tax						
Unemployment Tax						
Federal						
State						
Sales,Use & Excise Tax						
Property Tax						
Accured Income Tax						
Federal						
State						
Other						
TOTALS	\$ -	\$ -	\$ -			\$ -

(1) For first report, Beginning Balance will be \$0; Beginning Balance will be Ending Balance from prior report

INSURANCE SCHEDULE

	Carrier	Amount of Coverage	Expiration Date	Premium Paid Through
Workers Compensation				
General Liability				
Property (Fire Theft)				
Vehicle				
Others		\$ -		

DEBTOR

Easy Street Partners, LLC **CASE NO.** 09-29908

**Form 2-E
SUPPORTING SCHEDULES
For Period June 1 to June 30, 2010**

ACCOUNTS RECEIVABLE & POST PETITION PAYABLE SCHEDULE

DUE **ACCOUNTS RECEIVABLE** **POST PETITION ACCOUNTS PAYABLE**

Under 30 Days

31 to 60 Days

61 to 90 Days

91 to 120 Days

Over 120 Days

TOTAL POST PETITION \$ -



PRE PETITION AMOUNT

Total Accounts Receivable

Less: Bad Debt Reserve

Net Accounts Receivable (to Form 2-C) \$ -

Total Post Petition
Accounts Payable \$ -

*Attach a detail listing accounts receivable and post petition accounts payable

SCHEDULE OF PAYMENTS TO ATTORNEYS & OTHER PROFESSIONALS

Month End Retainer Balance	Current Month's Accrual	Paid In Current Month	Date of Court Approval		Month End Balance Due*
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Debtor's Counsel
Counsel for Unsecured Creditors Committee
Trustee Counsel
Accountant
Other

Total \$ - \$ - \$ - \$ -

* Balance due to include fees and expenses incurred but not yet paid.

Schedule of Payments & Transfers to Principals / Executives**

Payee Name	Position	Nature of Payment	Amount
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** List payments and transfers of any kind and in any form made to or for the benefit of any proprietor, owner, partner, officer, or director.

DEBTOR

CASE NO. 09-29908

**Form 2-F
QUARTERLY FEE SUMMARY*
For Period Ending June 30, 2010**

Month For Period June 1 to June 30, Disbursement**	Year	Cash	Quarterly Fee Due	Check Number	Date Paid
January		\$ -			
February					
March					
Total 1st Qtr		\$ -	\$ 325.00		
April					
May					
June					
Total 2nd Qtr		\$ -	\$ 325.00		
July					
August					
September					
Total 3rd Qtr		\$ -	\$ -		
October					
November					
December					
Total 4th Qtr		\$ -	\$ -		

FEES SCHEDULE (AS OF JANUARY 1, 2008)

Quarterly Disbursements		Fee
\$ -	to	\$ 14,999 \$ 325.00
\$ 15,000	to	\$ 74,999 \$ 650.00
\$ 75,000	to	\$ 149,999 \$ 975.00
\$ 15,000	to	\$ 224,999 \$ 1,625.00
\$ 225,000	to	\$ 299,999 \$ 1,950.00
\$ 300,000	to	\$ 999,999 \$ 4,875.00
\$ 1,000,000	to	\$ 1,999,999 \$ 6,500.00
\$ 2,000,000	to	\$ 2,999,999 \$ 9,750.00
\$ 3,000,000	to	\$ 4,999,999 \$ 10,400.00
\$ 5,000,000	to	\$ 14,999,999 \$ 13,000.00
\$ 15,000,000	to	\$ 29,999,999 \$ 20,000.00
\$ 30,000,000	to	more \$ 30,000.00

* This summary is to reflect the current year's information cumulative to the end of the reporting period

**Should agree with line 3 Form 2-B. Disbursements are net of transfers to other debtor in possession bank accounts

Failure to pay the quarterly fee is cause for conversion or dismissal of the chapter 11 case.[11USC Sec 112(b)(10)
In addition, unpaid fees are considered a debt owned the United States and will be assessed interest under 31 USC 3717

DEBTOR EASY STREET MEZZANINE

CASE NO 09-29908

**Form 2-G
NARRATIVE
For Period Ending June 30, 2010**

Please provide a brief description of any significant business and legal actions taken by the debtor, its creditors, or the court during the reporting period, any unusual or non-recurring accounting transactions that are reported in the financial statements, and any significant changes in the financial condition of the debtor which may have occurred subsequent to the report date.

Easy Street Mezzanine, LLC continued to monitor its case and file reports.

Its affiliate, Easy Street Partners, LLC and WestLB, AG, its largest secured creditor, agreed to propose a joint plan of reorganization with WestLB funding the plan. The joint plan was filed on July 16, 2010, Partners and WestLB filed a plan supplement on June 21, and creditors were permitted to vote on the Joint Plan and parties in interest were permitted to object or otherwise respond to the Joint Plan. Two parties, Park City I, an equity holder in Easy Street Holding, LLC, and Alchemy Ventures Group, LLC and related parties, filed objections to the Joint Plan. The vote on the Joint Plan by creditors was overwhelmingly in support of the Joint Plan. On June 25, and 28, 2010, the Court held a hearing on confirmation of the Joint Plan at the end of which the Court confirmed the plan. The order confirming the plan was entered on July 2, 2010.

In addition, Partners and WestLB agreed to an extension of their stipulation to use cash collateral, permitting Partners to continue to operating.

WestLB and Partners expect that the transactions contemplated by the Joint Plan as approved by the Court will close in late July or early August, that mechanic's liens against Partners' property and against homeowners' fractional units will be released, and that the reorganized Debtor will continue to operate the Sky Lodge.

The wet and cold weather in Park City during June was unseasonably wet and cold, causing both leisure and group business segments to drop significantly. As a result, cash inflows were insufficient to meet budget projections. Administrative and general expenses were consistent with Partners' budget.

Easy Street Partners' operating highlights are described in its Form 2-G filed in its June monthly financial reports in case 09-29907.

DEBTOR

CH 11 CASE NO.

POST CONFIRMATION QUARTERLY REPORT

FOR QUARTER ENDED

SUMMARY OF DISBURSEMENTS MADE DURING QUARTER

1. Cash Balance, Beginning of Quarter

For Period June 1 to June 30, 2010

3. Cash Disbursements during Quarter including Plan Payments

4. Cash Balance End of Quarter(or as of report date for final report)

SUMMARY OF AMOUNTS DISBURSED UNDER PLAN

\$ -

	Paid During Quarter	Total Paid To Date	Total Pmts Projected Under the Plan
1. ADMINISTRATIVE EXPENSES			
Plan Trustee Compensation	\$ -	\$ -	\$ -
Plan Trustee Expenses	\$ -	\$ -	\$ -
Attorney Fees Trustee	\$ -	\$ -	\$ -
Attorney Fees Debtor	\$ -	\$ -	\$ -
Other Professionals	\$ -	\$ -	\$ -
Other Administrative Expenses	\$ -	\$ -	\$ -
TOTAL ADMINISTRATIVE EXPENSES	\$ -	\$ -	\$ -

2. SECURED CREDITORS

3. PRIORITY CREDITORS

4. UNSECURED CREDITORS

5. EQUITY SECURITY HOLDERS

TOTAL PLAN PAYMENTS

\$ - \$ - \$ -

QUARTERLY FEE PAID

\$ - \$ - \$ -

PLAN STATUS

YES

NO

1. Have all payments been made as set forth in the confirmed plan?

2. Are all post confirmation obligations current?

3. Projected date of application for final decree

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING POST CONFIRMATION QUARTERLY REPORT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Reorganized Debtor

By:

Title

Email & Phone

Easy Street Mezzanine 06/30/2010	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
CBIZ Accounting	0.00	0.00	0.00	0.00	12,048.67	12,048.67
David Wickline	0.00	0.00	0.00	1,535.97	0.00	1,535.97
Frank Rimerman & Co. LLP	0.00	0.00	0.00	0.00	1,393.55	1,393.55
Goodrich & Thomas, CPAs	0.00	0.00	0.00	0.00	16,100.00	16,100.00
Kiehr,Harrison,Harvey,Branzburg & Ellers	0.00	0.00	0.00	0.00	18,534.17	18,534.17
Les Olson Company	0.00	0.00	0.00	0.00	687.50	687.50
McGladrey & Pullen	0.00	0.00	0.00	0.00	5,000.00	5,000.00
Merrit & Harris	0.00	0.00	0.00	0.00	1,066.67	1,066.67
Park City Surveying	0.00	0.00	0.00	0.00	638.33	638.33
Pitney Bowes	0.00	0.00	0.00	0.00	53.86	53.86
Shaner Design, Inc.	0.00	0.00	0.00	0.00	1,487.50	1,487.50
Sky Lodge-Inter-company	0.00	0.00	325.00	0.00	0.00	325.00
Staples Credit Plan	0.00	0.00	0.00	0.00	326.13	326.13
TOTAL	0.00	0.00	325.00	1,535.97	57,336.38	59,197.35